

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

APPENDIX A - ZONING
SECTION 303
DISTRICT BOUNDARIES

No..... Date.....

Approved..... Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF
WARWICK, CITY OF WARWICK, PETITIONER

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the zoning classifications of the following described premises, as follows:

Lot 142 on Assessor's Plat 278 as said plat appeared in the Tax Assessor's office on December 31, 2014, is hereby changed from General Industrial to Intermodal;

Lots 93, 95, 97, 98 & 120 on Assessor's Plat 278 as said plat appeared in the Tax Assessor's office on December 31, 2014, are hereby changed from General Business to Intermodal;

Lot 100 on Assessor's Plat 278 as said plat appeared in the Tax Assessor's office on December 31, 2014, is hereby changed from Residential A-7 to Intermodal;

Lot 5 on Assessor's Plat 279 as said plat appeared in the Tax Assessor's office on December 31, 2014, is hereby changed from Light Industrial to Intermodal;

Lot 519 on Assessor's Plat 323 as said plat appeared in the Tax Assessor's office on December 31, 2014, is hereby changed from Light Industrial to Intermodal; and

1 Lots 527 & 528 on Assessor's Plat 323 as said plat appeared in the Tax
2 Assessor's office on December 31, 2014, are hereby changed from General
3 Business with previously approved waivers granted by the City Council
4 pursuant to PCO-11-08, dated July 16, 2008 to Intermodal with all previously
5 approved waivers granted by the City Council pursuant to PCO-11-08, dated
6 July 16, 2008 to remain in full force and effect.
7

8 The applicant is granted relief from the literal requirements of the zoning ordinance as
9 follows:
10

11 1) Pursuant to Sec. 302, Table 2B, relief is granted for front yard setback from 25
12 feet to 10 feet; for side yard setback from 15 feet to 5 feet; and rear yard setback from 20 feet
13 to 10 feet.
14

15 2) Pursuant to Sec. 302, Table 2B, relief is granted for maximum height which shall
16 be increased from 40 feet to 107 feet.
17

18 3) Pursuant to Secs. 505.1 and 505.6, the landscaping requirements shall be satisfied
19 by the submission of a landscape plan prepared by a Registered Landscape Architect to be
20 approved by the City of Warwick's Landscape Coordinator.
21

22 4) Relief shall be granted pursuant to Sec. 701.1 for the location of parking to
23 abutting parcels.
24

25 5) Relief shall be granted pursuant to Sec. 701.7 relative to off-street parking for a
26 reduction from the required 2,203 spaces to 1,828 spaces.
27

28 6) The telecommunications tower currently located on Assessor's Plat 323, Lot 528
29 shall be relocated to other lots to be merged, without the granting of further relief by the
30 Zoning Board of Review.
31

32 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
33 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
34

35 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
36

37 SPONSORED BY: COUNCILWOMAN
38 VELLA-WILKINSON and
39 COUNCILMAN COLANTUONO
40 ON BEHALF OF
41 MAYOR AVEDISIAN
42

43 COMMITTEE: LAND USE

PETITION REQUESTING AN AMENDMENT TO THE ZONING
ORDINANCE OF THE CITY OF WARWICK

To the Honorable City Council of Warwick

Respectfully represent: The City of Warwick

who furnishes the following information in connection with its request for an
Amendment to the Zoning Law.

Amendment to the Zoning Law: (WARD 3)

1. **Ownership of Premises:** Multiple property owners:

Summit ESS LLC 220 South Main Street Providence, RI 02903 (A.P.
278 Lot 142)

Joseph S. Piscopio 137 Kilvert Street Warwick, RI 02886 (A.P. 278
Lot 120, 93, 95, 97, 98)

ATM LLC 56 Pasco Circle Warwick, RI, RI 02886 (A.P. 279 Lot 5)

Parallel Properties 163 Kilvert Street Warwick, RI 02886 (A.P. 278 Lot
100)

D'ambra Jefferson LLC 800 Jefferson Boulevard Warwick, RI 02886
(A.P. 323 Lot 527)

D'Ambra Warwick Hotel LLC 790 Jefferson Boulevard Warwick, RI
02886 (A.P. 323 Lot 528)

State of Rhode Island & Providence Plantations Dept. of Transportation
Two Capitol Hill Providence, RI 02903 (Assessor's Plat 323 Lot 519)

2. **Description of Premises:** Several properties in Ward 3 in the area abutting what is commonly referred to as *City Centre Warwick* generally located along Jefferson Boulevard, north of the Airport Connector and south of Quimby Street. Specifically identified as:

Assessor's Plat 278 Lots 142, 120, 100, 93, 95, 97, 98

Assessor's Plat 279 Lot 5,

Assessor's Plat 323 Lots 527, 528, 519

3. **Present zoning classification:** Varied: General Business, General Industrial, Light Industrial, General Business with waivers and Residential A7

4. **Zone change requested:** Intermodal; Intermodal with Waivers (A.P. 323 Lots 527, 528)

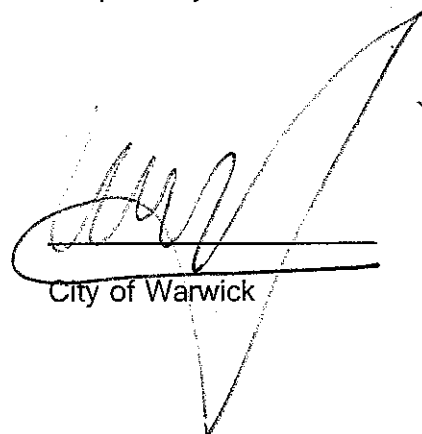
5. **Reasons for proposed change:**

- a. To further implementation action items contained in the City Council Adopted and State approved *City of Warwick Comprehensive Plan: 21st Century Warwick: City of Livable Neighborhoods*. Specifically, to amend the Zoning Map so that the Future Land Use Map and Zoning Map are consistent per the Rhode Island Comprehensive Planning Act as Amended and to support the Plan Goal of developing City Centre Warwick as a compact, high-density, transit-oriented-development.
- b. To further support the economic development goals contained in the *City Centre Warwick Master Plan*; specifically the goal of recommended expansion of City Centre Warwick boundaries in the area of Jefferson Boulevard.

- c. To accommodate the shift in land use patterns surrounding TF Green Airport and the InterLink by promoting a sustainable development plan that supports job creation and economic growth, expands the tax base, supports new residential living opportunities and supports use of multiple transit options.
- d. To support local developers and property owners who have assembled parcels and invested with the shared goal and vision of creating a new center of commerce for Warwick and the State of Rhode Island.

Wherefore, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above described premises from: A7 Residential, General Business, General Industrial and Light Industrial to City Centre Warwick "Intermodal" Zone and "Intermodal with waivers" as further described by the development plan and associated zoning variances previously approved by the Warwick City Council (PCO -11-08 amended) for Assessor's Plat 323 Lots 527 and 528 (formerly Assessor's Plat 323 lots 287, 288, 289, 290, 291, 518) be retained as part of this Zone Change for the property further identified as the D'Ambra parcels.

Respectfully submitted,



City of Warwick

PLANNING BOARD RECOMMENDATION

With:

Exhibit A: MAP-EXISTING ZONING

Exhibit B: MAP-PROPOSED ZONING




CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: The Honorable Donna Travis, Council President
The Honorable Warwick City Council Members
Marie Ahlert, City Clerk

FROM: William J. DePasquale, Jr. AICP
Planning Director 

DATE: June 15, 2015

SUBJECT: Planning Board Recommendation/Zone Change
Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142
Tax Assessor's Plat 279 Lot 5
Tax Assessor's Plat 323 Lots 519, 527, 528

APPLICANT: City of Warwick

BACKGROUND

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B, are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comprehensive Plan Implementation

The proposal to change the zoning of the above listed properties to Intermodal is to be considered an implementation action item from both the **City Centre Warwick Master Plan** and the **Comprehensive Plan: 21st Century Warwick City of Livable Neighborhoods (Final approval 2014)**. Per Amendments to the Comprehensive Planning Act (2011), municipalities *must bring zoning into conformance with the comprehensive plan*. This rezone is detailed in the Comprehensive Plan text narrative and cited specifically in Chapter 12 *Future Land Use, Zoning and Urban Design* City Map 12.2 "Future Zoning Change Areas" and further supported by Map 12.1 "Future Land Use."

Purpose and Intent

The proposed zone change is to continue implementation of the Comprehensive Plan and City Centre Warwick Master Plan. City Centre Warwick is a targeted area of redevelopment and revitalization that leverages the substantial public investment made in the expansion of Green Airport and the InterLink with Warwick's strategic location to Providence and between the regional commercial centers of Boston and New York. The City Centre Warwick Master Plan provides a vision for development of office, hotel, residential, and complementary retail and restaurant uses located within a dense, transit-friendly community. The Master Plan and City Council-adopted rezone of City Centre Warwick promote a sustainable, walkable community within an attractive mixed-use environment with versatile access to varied transportation options providing housing, retail and entertainment in a compact pedestrian-friendly setting that creates an exciting, affordable place to live, work and play.

PLANNING BOARD FINDINGS

The Planning Board found this proposal to be generally consistent with Article 1 "Purposes and General Statements of the City's Development Review Regulations", and with both the *City Centre Warwick Master Plan* (Formerly *Warwick Station Development District Master Plan*) and the *City of Warwick Comprehensive Plan: City of Livable Neighborhoods* specifically consistent as follows:

City Centre Warwick Master Plan Consistency

As detailed below, the City Centre Warwick Master Plan clearly is designed as a flexible document that is adaptable and supports expansion of the project area. Specific citations are as follows:

Executive Summary

This Master Plan provides a framework for the development of up to 1.5 million square feet of office, retail, hotel and residential development in the core of the Intermodal Area, with 1 to 2 million square feet of additional development possible over the long term in surrounding areas within convenient walking distance. (p5)

An additional 1 million to 2 million gsf of new development is possible along Jefferson Boulevard between the Airport Connector and Coronado Road, within the Intermodal District and in additional areas recommended for inclusion within the District. (p6)

Map- Expansion of Intermodal (p11)

Site Definition: In addition, an approved redevelopment proposal for the portion of this area east of Jefferson, submitted by owner D'Ambra Construction, incorporates a density, mix of uses, and internal connection to InterLink that are fully consistent with the goals of this Master Plan. (p12)

Immediately adjacent to the InterLink, a development concept proposed for the D'Ambra property would include office and hotel uses. The City of Warwick should consider a zoning change and Comprehensive Plan amendment to include this significant property within the Intermodal District boundary. (p18)

Master Plan Recommendations (p46)

Amend District boundaries as necessary to accommodate adjacent growth that is consistent with the goals and policies of the Master Plan.

Reclaim the Elizabeth Mill for mixed-use development that complements the intended mix of uses in the Intermodal District.

Consider expanding the Intermodal Zone to include the adjacent D'Ambra property, the Elizabeth Mill and the remainder of the Leviton property.

Comprehensive Plan Consistency

The expansion of City Centre Warwick is a key Vision and Future Land Use Concept contained in the new Comprehensive Plan. The Plan fully recognizes the need and value of expanding boundaries of City Centre Warwick to adapt to changing development patterns and to further capitalize on the tremendous infrastructure investment and locational advantage of the area. Specific citations supporting the proposed Zone Change from the Comprehensive Plan are as follows:

Part I Setting The Stage: Our Vision for 21st-Century Warwick

The City Centre Warwick as a vibrant live-work-play growth hub with mixed-use, transit-oriented development (p1.3)

C. 21st Century Priorities (p.1.6) Making the most of the City Centre Warwick.

Economic development initiatives include (p.1.6)

- *Make City Centre Warwick a new city center of growth and economic development. Promote mixed-use, transit-oriented development, make improvements to the public realm, and advocate for more frequent commuter rail service*

Part IV Prosperous City Chapter 8:

Key Concept: City Centre Warwick Development District (p. Front Matter)

Make City Centre Warwick a Gateway to Rhode Island

- *Implementation of the Master Plan to make the district a transit and regional transportation hub, an economic growth center, an arts and culture center, and a lively, mixed-use urban neighborhood.(p. Front Matter)*

Strategy E. *Establish land use and public investment policies that promote the attraction and growth of target industries. (p.8.18)*

Actions (p.8.18)

1. *Implement the City Centre Warwick Master Plan.*
2. *Implement City Centre Master Plan, zoning ordinance, and design standards prohibiting uses and designs that are nonconforming with the ordinance and principal.*

Part V Sustainable Systems

GOAL 1 (p.9.28)

The City of Warwick is a model for efficient and flexible multimodal transportation.

- *Ensure that all local plans and planning decisions employ a holistic approach in considering and accommodating various modes of transportation.*
- *Leverage the city's intermodal connectivity assets (InterLink, City Centre Warwick) to foster sustainable transit and reduce dependency on the automobile as the primary mode of travel for commuters.*

STRATEGIES (p.9.31)

A. Engage with the RIDOT and Amtrak to further leverage the city's key intermodal assets (location and infrastructure) for intercity travel.

Actions:

- 1. Promote the InterLink station as an efficient and sustainable means of providing access between air, rail, automobile, and bus modes of travel.*
- 2. Ensure that the redevelopment of the City Centre Warwick is conducted in a manner that complements and encourages transit ridership.*

Part VI The Future City (p. Front Matter)

Ten Key Concepts and Strategies to Preserve Quality of Life and Competitiveness for Warwick's Future

Concept 1. *Make City Centre Warwick a new city center of growth and economic development. Promote mixed-use, transit-oriented development, make improvements in the public realm, and advocate for more frequent commuter rail service.*

Chapter 12 Goal (p.12.2)

City Centre Warwick (the Warwick Station Development District) is a major center of compact, higher density, transit-oriented development.

Policy (p.12.2)

Implement the Warwick Station Development District Plan to become a major center of urban activity within Warwick and the region.

Develop City Centre Warwick as a Growth Center.

Challenges (p.12.3)

Directing commercial, industrial, and office development to appropriate areas of the city to promote implementation of the Comprehensive Plan and City Centre Master Plan.

Chapter 12

Jefferson Blvd Corridor (p.12.12).

This area is adjacent to the intermodal zoning district comprised of City Centre Warwick, the mill house, and Elizabeth Mill, with potential for expansion of the intermodal district.

Land Use Issues

Expansion of City Centre Warwick

General Principles to Guide Future Land Use (p. 12.15)

Promote mixed-use, transit oriented development at City Centre.

Promote consolidation of commercial uses in neighborhood centers, historic villages, City Centre and Route 2.

H. Recommendations (p. 12.29)

Goal 3 City Centre Warwick is a major center of compact, higher-density transit oriented development.

Actions

- 1. Create a design manual for public improvements.*
- 2. Create a design manual for private site and building design.*
- 3. Continue to work within the collaborative that includes RIDOT, FHWA, RICC and the Central RI Chamber of Commerce to coordinate the distribution of resources to grow transit options with appropriate land use that in turn creates economic development.*
- 4. Continue to identify the types of businesses and market segments best suited to the City's economic, land use and urban design goals for City Centre.*
- 5. Continue to inventory and market sites available for development.*

Chapter 13

High Priority Action: Implement the City Centre Warwick Master Plan (p.13.4)

Goal 3 (p.13.4) City Center Warwick (formerly known as WSDD) is a major center of compact, higher density Transit Oriented Development.

- A. Ensure that public improvements and private development in the City Center Warwick will be designed for a live-work-play environment, based on the district master plan.*

Implementation (p.13.19)

Promote a mixture of housing choices in the City as well as mixed income housing in City Centre Warwick within walking distance to commuter rail.

- 1. Allow compact, higher-density housing options in and adjacent to Village Districts and City Centre Warwick, including appropriate design standards.*

Goal 1(p.13.24) E.1: *Establish land use and public investment policies that promote the attraction and growth of target industries High Priority Action: Implement the City Centre Master Plan (City Centre).*

Goal 3 A.(p.13.40) *Ensure that public improvements and private development in the City Center Warwick will be designed for a live-work-play environment, based on the district master plan.*

Action. *Continue to work within the collaborative that includes RIDOT, FHWA, RIEDC and the Central RI Chamber of Commerce to coordinate the distribution of resources to grow transit options with appropriate land use that in turn creates economic development.*

ZONING CONSISTENCY

The Planning Board found the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

- A.) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
- E.) The availability and capacity of existing and planned public and/or private services and facilities.
- F.) The need to shape and balance urban and suburban development.
- G.) The use of innovative development regulations and techniques.

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

103.10 Promote a high level of quality in design in the development of private and public facilities.

103.13 Provide for efficient review of development proposals, to clarify and expedite the zoning approval process.

RECOMMENDATION

On a motion made by Ms. Pisaturo and seconded by Ms. Stenhouse, the Planning Board voted seven in favor, none opposed, to forward a favorable recommendation **to the Warwick City Council for the Zone Change as depicted on Exhibit B and further described below:**

That Assessor's Plat 278 Lot 142 be changed from General Industrial (GI) to Intermodal (IM);

That Assessor's Plat 278 Lots 93, 95, 97, 98 & 120 be changed from General Business (GB) to Intermodal (IM);

That Assessor's Plat 278 Lot 100 be changed from Residential A-7 to Intermodal (IM);

That Assessor's Plat 279 Lot 5 be changed from Light Industrial (LI) to Intermodal (IM);

That Assessor's Plat 323 Lot 519 be changed from Light Industrial to Intermodal (IM);

*That Assessor's Plat 323 Lots 527 & 528 be changed from General Business (GB with previously approved waivers granted by the City Council PCO 11-08, dated 7-16-08) to **Intermodal (IM) with the same waivers** as applicable:*

- 1. Pursuant to Sec. 302, Table 2B, relief is granted for front yard setback from 25 feet to 10 feet; for side yard setback from 15 feet to 5 feet; and rear yard setback from 20 feet to 10 feet.*
- 2. Pursuant to Sec. 302, Table 2B relief is granted for maximum height which shall be increased from 40' to 107'.*
- 3. Pursuant to Sections 505.1 and 505.6, the landscaping requirement shall be satisfied by the submission of a landscape plan prepared by a Registered Landscape Architect to be approved by the City of Warwick's Landscape Coordinator.*
- 4. Relief shall be granted pursuant to Section 701.1 for the location of parking to abutting parcels.*
- 5. Relief shall be granted pursuant to Section 701.7 relative to off-street parking for a reduction from the required 2,203 spaces to 1,828 spaces.*
- 6. The telecommunications tower currently located on Assessor's Plat 323, Lot 528 shall be relocated to other lots to be merged, without the granting of further relief by the Zoning Board of Review.*

EXHIBIT A EXISTING ZONING

CITY OF WARWICK RHODE ISLAND Proposed Zone Change City Centre Warwick



Map Legend

Zoning

Residence A-40	Office	General Industrial
Residence A-15	General Business	Open Space
Residence A-10	Waterfront Business	Warwick Station Intermodal
Residence A-7	Village	Warwick Station Gateway
	Light Industrial	Institution-Education Overlay
		Institution-Hospital Overlay
		Historic District Overlay

Features

- Highways
- Roads

Boundaries

- Warwick
- RI Municipal
- Other States

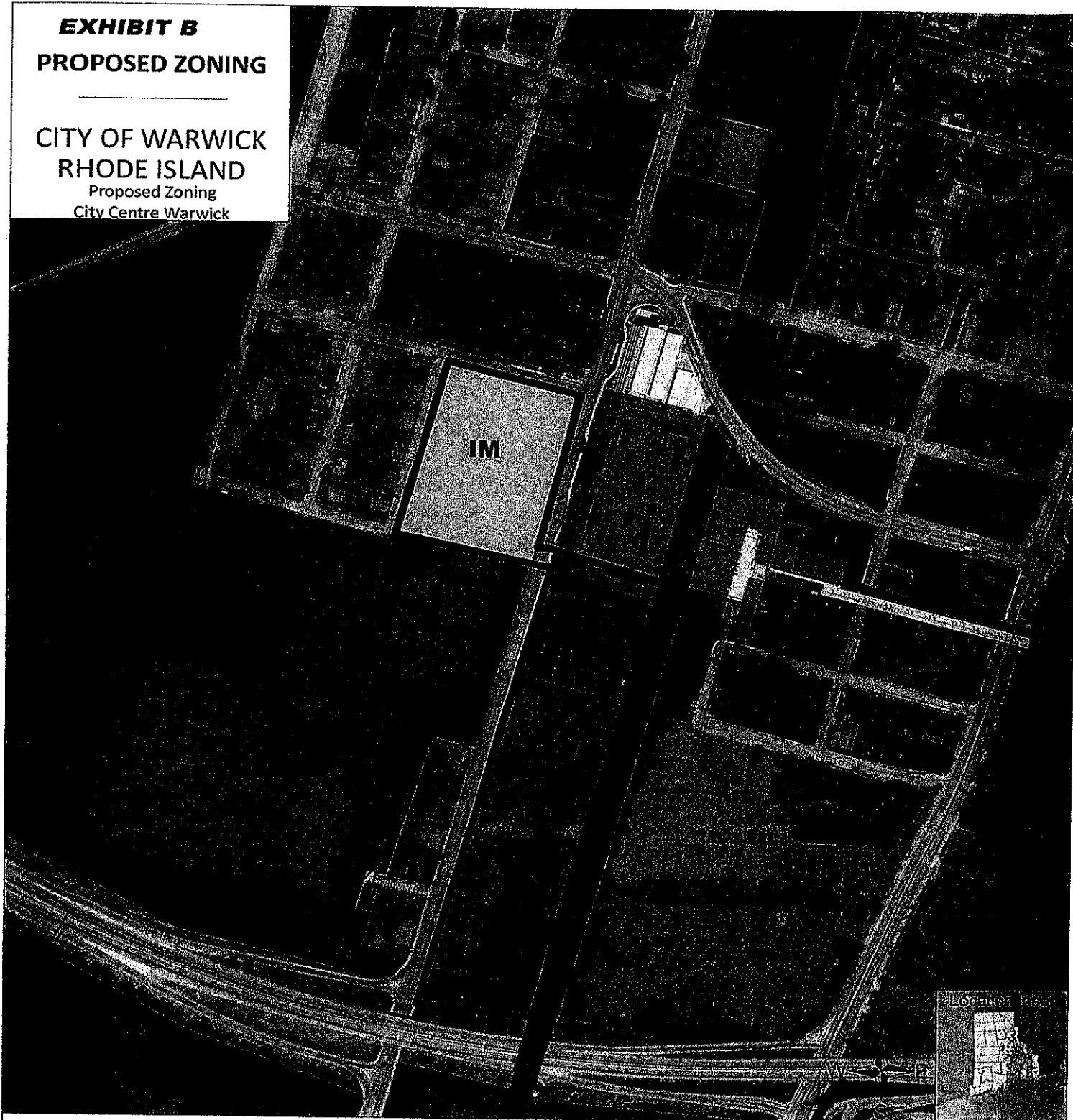
0 0.0325 0.065 0.13 Miles

RIGIS

CITY CENTRE
Warwick

EXHIBIT B
PROPOSED ZONING

CITY OF WARWICK
RHODE ISLAND
Proposed Zoning
City Centre Warwick



Map Legend

Zoning

Residence A-40	Office
Residence A-15	General Business
Residence A-10	Waterfront Business
Residence A-7	Village
	Light Industrial

General Industrial
Open Space
Warwick Station Intermodal
Warwick Station Gateway
Institution-Education Overlay
Institution-Hospital Overlay
Historic District Overlay

Features

Highways
Roads

Boundaries

Warwick
RI Municipal
Other States

RIGIS

CITY CENTRE
Warwick

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No. ~~0-08-16~~ Date 7/16/08

Approved..... Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF
WARWICK, MICHAEL V. D'AMBRA AND D'AMBRA CONSTRUCTION CO., INC.,
PETITIONERS

Be it ordained by the City of Warwick:

1 Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the
2 Zoning Ordinance of the City of Warwick are hereby amended by changing the classifications of the
3 following described premises from Residential A-7, Office (O) and General Industrial District (GI)
4 to General Business (GB).

5
6 Lots 11 and 12 on Assessor's Plat 277 as said plat appeared in the Tax
7 Assessor's office on December 31, 2007, are hereby changed from
8 Residential A-7 to General Business (GB);

9
10 Lots 13 and 18 on Assessor's Plat 277 as said plat appeared in the Tax
11 Assessor's office on December 31, 2007, are hereby changed from General
12 Industrial (GI) to General Business (GB);

13
14 Lots 287 and 288 on Assessor's Plat 323 as said plat appeared in the Tax
15 Assessor's office on December 31, 2007, are hereby changed from Office (O)
16 to General Business (GB);

17
18 Lots 289 and 290 on Assessor's Plat 323 as said plat appeared in the Tax
19 Assessor's office on December 31, 2007, are hereby changed from
20 Residential A-7 to General Business (GB); and

21
22 Lots 291 and 518 on Assessor's Plat 323 as said plat appeared in the Tax
23 Assessor's office on December 31, 2007, are hereby changed from General
24 Industrial (GI) to General Business (GB).

25
26 The applicant is granted relief from the literal requirements of the zoning ordinance as
27 follows:

28
29 1) Pursuant to Sec. 302, Table 2B, relief is granted for front yard setback from 25
30 feet to 10 feet; for side yard setback from 15 feet to 5 feet; and rear yard setback from 20 feet
31 to 10 feet.

32
33 2) Pursuant to Sec. 302, Table 2B, relief is granted for maximum height which shall
34 be increased from 40 feet to 107 feet.

35
36 3) Pursuant to Secs. 505.1 and 505.6, the landscaping requirements shall be satisfied
37 by the submission of a landscape plan prepared by a Registered Landscape Architect to be

1 approved by the City of Warwick's Landscape Coordinator.
2

3 4) Relief shall be granted pursuant to Sec. 701.1 for the location of parking to
4 abutting parcels.
5

6 5) Relief shall be granted pursuant to Sec. 701.7 relative to off-street parking for a
7 reduction from the required 2,203 spaces to 1,828 spaces.
8

9 6) The cell phone tower currently located on Assessor's Plat 323, Lot 518 shall be
10 relocated to other lots to be merged, without the granting of further relief by the Zoning
11 Board of Review.
12

13 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
14 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
15

16 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.

SPONSORED BY: COUNCILWOMAN TAYLOR

COMMITTEE: LAND USE

PROPERTY OWNER LETTERS OF SUPPORT

1. State of Rhode Island (RIDOT)
2. D'Ambra Construction
3. ATM, LLC
4. Parallel Properties
5. Joseph Piscopio
6. Integlia Properties (Summit/Gore-Kev, LLC)



Department of Transportation
Two Capitol Hill
Providence, RI 02903

Office 401-222-2450
Fax 401-222-3905

May 22, 2015

William DePasquale, Jr., Planning Director
City of Warwick Planning Department
3275 Post Road
Warwick, RI 02886

Re: AP323 Lot 519
Rezone Concurrence

Dear Mr. DePasquale:

This letter is to inform you that the RI Department of Transportation (RIDOT), as owner of AP 323 Lot 519 on Jefferson Boulevard, has no objection to the City rezoning the lot from Light Industrial to Intermodal. This lot was acquired in 2006 for the InterLink project and is today occupied by the rental car garage and ramps.

As you know RIDOT has fully supported the City's efforts in master planning, rezoning and creating City Centre Warwick. As such, we concur with the rezoning of this lot to Intermodal, consistent with the remainder of the InterLink parcels and other adjacent private parcels.

Should you require anything further, please contact Stephen A. Devine of my staff.

Sincerely,

Peter Alviti, Jr., PE
Director

cc: Kelly Fredericks, RIAC



D'AMBRA

CONSTRUCTION CO., INC.

AN EQUAL OPPORTUNITY
EMPLOYER

April 15, 2015

Mr. William DePasquale, Planning Director
City of Warwick
Planning Department
3275 Post Road
Warwick, RI 02886

Dear Mr. DePasquale,

Per your request, I am writing to confirm that I support the rezoning of my property located at 800 Jefferson Boulevard, further identified as Assessor's Plat 323 Assessor's Lots 527 and 528 from General Business, with waivers to Intermodal Zoning, as part of City Centre Warwick. I am strongly supportive of the local and state effort to support development of City Centre Warwick.

My request and condition of support is that my property retain all previously received approvals and relief granted by the City Council (PCO-11-08, Amended) and the Warwick Planning Board as per plans approved by the Warwick Planning board as part of a Major Land Development of my property into a mixed-use center containing office/retail, hotel, and residential. This relief includes, but is not limited to, less than required front yard, side yard, and rear yard setbacks, less than required parking, greater than allowed building height, relocation of cell tower, and parking on an adjacent lot. As per PCO-11-08, the maximum building height shall not exceed 107', and the top floor of any building shall not exceed fifty percent of gross floor area of the base for any height exceeding 86'.

Sincerely,

Michael V. D'Ambra

800 Jefferson Boulevard
Warwick, Rhode Island 02887
Tel. (401) 737-1300
Fax: (401) 732-4725
www.d-ambra.com

BRUZZESE LAW GROUP, INC.

Thomas M. Bruzzese, Esq.

The Summit East-Suite 330
300 Centerville Road
Warwick, RI 02886
(401) 737-7500
(401) 737-3131 Fax
tmb@bruzzese.com
www.bruzzese.com

May 26, 2015

Sent via email only (1 page):
william.depasquale@warwickri.com

William DePasquale, Planning Director
City of Warwick
Planning Department
3275 Post Road - 2nd Floor
Warwick, RI 02886

Re: 111 Kilvert Street, Warwick, RI
Tax Assessor Plat 279, Lot 5

Dear Mr. DePasquale,

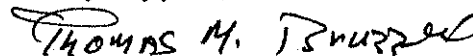
As you are aware, I represent the owners of the above-referenced property, ATM, LLC, as well as Vincent A. Bruzzese of 56 Pasco Circle, Warwick, RI.

Per your request, I am writing to confirm and advise that my clients support the rezoning of this property. The property is currently zoned pursuant to the City's Code of Ordinances as "Light Industrial." I have also reviewed the "City Centre Master Plan" with my clients, and they have informed me that they support the vision contained therein. Further, they believe that the property would benefit from being included in the "Intermodal Zoning District," especially since the property currently abuts the Intermodal Zone to the south.

The property is currently being utilized as a distribution center for a food market operation. My clients have indicated to me that they have no objection to this zone change, contingent upon and provided that the zone change does not impede or in any way affect the current use of the property. It is further understood that the current use of the property will be allowed to continue out into the future, unless and until my clients, at their sole discretion, elect to use the property for a different purpose. My clients understand that a change of use at some future point in time, outside of the current use, would then be governed by the "Use Table" contained in the City of Warwick's Zoning Ordinance that relates to the Intermodal Zoning District.

Should you have any questions concerning the foregoing, please do not hesitate to contact me. On behalf of both myself and my clients, I would like to take this opportunity to thank both you and Mr. Geagan of the City's Planning Department for taking the time to meet with me to discuss zoning issues concerning my clients' property, and for providing cogent and comprehensive information to us. In my view, you are both a credit to the City of Warwick.

Very truly yours,



Thomas M. Bruzzese, Esq.

TMB/ajp

cc: Daniel T. Geagan, ATM, LLC. & Vincent A. Bruzzese

BRUZZESE LAW GROUP, INC.

Thomas M. Bruzzese, Esq.

*The Summit East-Suite 330
300 Centerville Road
Warwick, RI 02886
(401) 737-7500
(401) 737-3131 Fax
tblg@bruzzese.com
www.bruzzese.com*

May 26, 2015

*Sent via email only (1 page):
daniel.t.geagan@warwickri.com*

Daniel T. Geagan
City of Warwick
Planning Department
3275 Post Road – 2nd Floor
Warwick, RI 02886

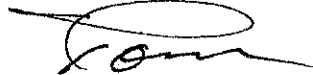
Re: 111 Kilvert Street, Warwick, RI
Tax Assessor Plat 279, Lot 5

Dear Dan,

Enclosed for your information and review is a copy of my letter to Mr. DePasquale concerning the above-referenced matter. As I advised, if it would be helpful to the City Council, I would consider offering testimony in support of the contemplated amendment to the City Zoning Ordinance.

Thank you for your assistance. In all candor, it has been a pleasure to work with both you and Mr. DePasquale.

Very truly yours,



Thomas M. Bruzzese, Esq.

TMB/ajp

cc: William DePasquale, ATM, LLC, & Vincent A. Bruzzese

Parallel Properties, LLC
P.O. Box 162
Greenville, RI 02828

May 15, 2015

Hand Delivered

City of Warwick, RI Planning Department

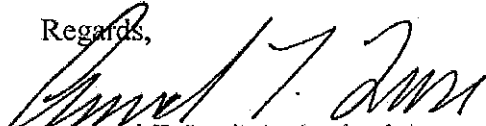
Attn: Dan Geagan, Senior Planner

Dear Dan,

Please be advised that in response to the recent letter I received as Owner of 163 Kilvert St. Warwick, RI regarding a change of zone that the City is currently considering, I would like this property included in the newly-proposed Intermodal Zone.

You can always reach me direct at 401-255-1686.

Regards,



Armand T. Lusi, Authorized Agent

May 13, 2015

Mr. William DePasquale, Planning Director
City of Warwick Planning Department
3275 Post Road
Warwick, RI 02886

Dear Mr. DePasquale:

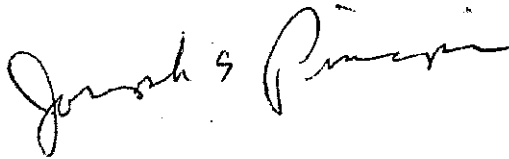
I am writing to confirm that I support the rezoning of my property located at the northwestern side of the intersection of Jefferson Boulevard and Kilvert St. I strongly support the efforts to encourage dense development in the area known as City Centre Warwick. As you are aware, I invested in and developed the Hilton Garden Inn and the Ironworks Tavern in anticipation of the MBTA Commuter Rail Station and I am excited about future development opportunities in City Centre.

The properties that I have assembled and intend to develop in the future include: Assessor's Plat 278 Assessor's Lots 93, 95, 97, 98, 99, 101 and 120. Lots 99 and 101 are already included in City Centre (zoned Intermodal); the remaining lots are currently commercially zoned as General Business (PCO 0-01-17).

The properties are currently zoned General Business and Intermodal. I strongly feel that expanding the City Centre Intermodal Zoning to the entirety of my assemblage will further strengthen the attractiveness of marketing the properties and I also believe my future mixed-use development plans are consistent with the goals of both the City Centre Warwick Master Plan and the City Centre Warwick Comprehensive Plan.

I reiterate my strong support for rezoning these properties and rezoning adjacent properties also contained in this petition.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph S. Piscopio". The signature is fluid and cursive, with the first name being the most prominent.

Joseph S. Piscopio
137 Kilvert Street
Warwick, RI 02886

May 28, 2015

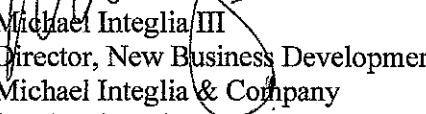
Mr. William DePasquale, Planning Director
City of Warwick
Planning Department
3275 Post Road
Warwick, RI 02886

Dear Mr. DePasquale:

Per your request I am writing as authorized Agent of Gore-Kev, LLC to confirm Gore-Kev LLC's strong support of the rezoning of Assessor's Plat 278 Assessor's Lot 142 from to General Industrial to Intermodal.

The City Centre Intermodal Zoning is consistent with our future development plans for the property and the rezone will allow the property to be developed in a way that is consistent with the Comprehensive Plan and the City Centre Master Plan.

Sincerely,
For Gore-Kev, LLC,
Michael Integlia & Company,

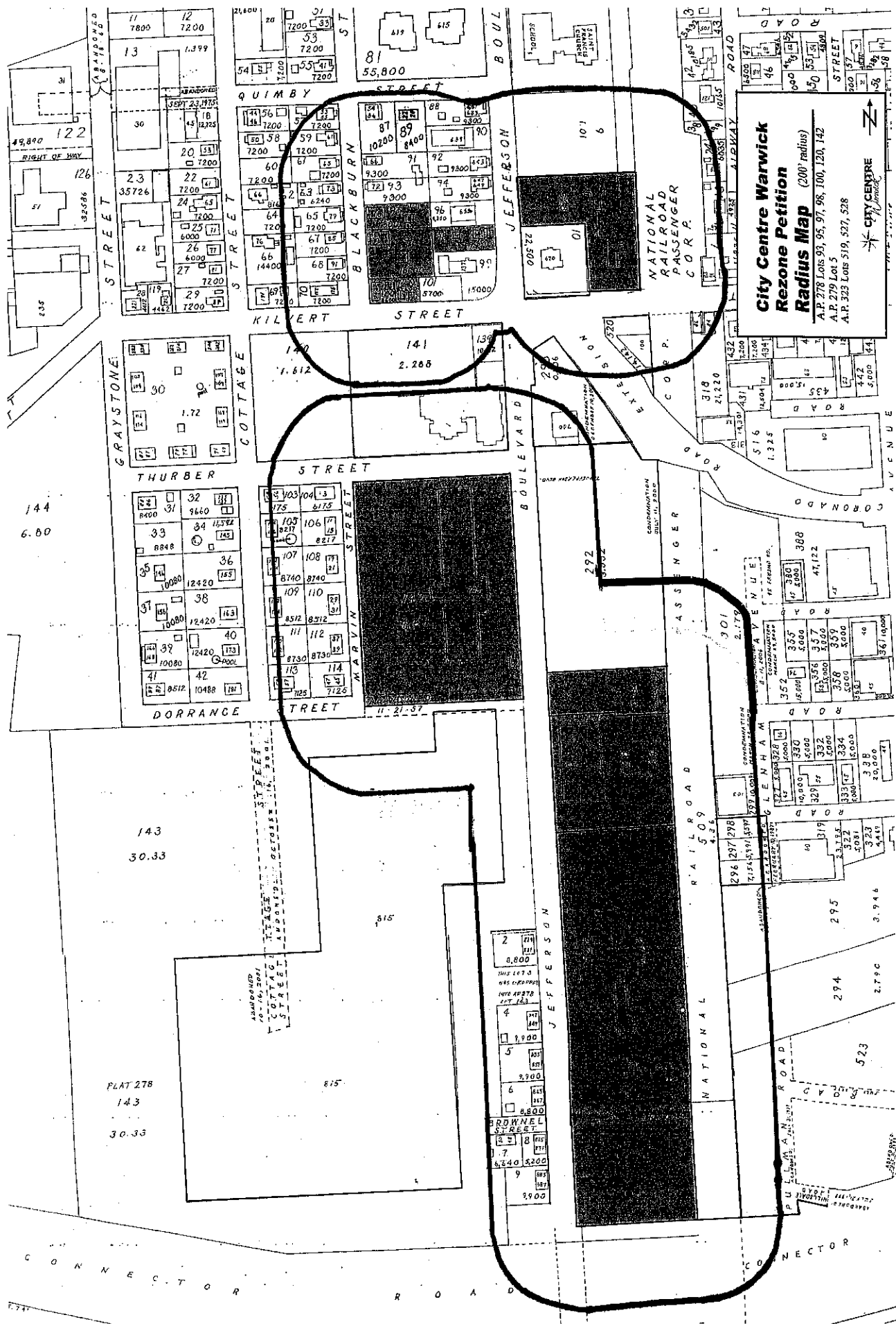

Michael Integlia III
Director, New Business Development
Michael Integlia & Company
220 South Main Street
Providence, Rhode Island 02903
T-401-274-3600
F-401-273-3399



www.integliaco.com

220 South Main Street Providence, Rhode Island 02903-2909 401.274.3600 fax: 401.273.3399

RADIUS MAP/MAILING LIST



JOSEPH A FURTADO
28 ARTHUR STREET
WEST WARWICK, RI 02893

DONALD J GUSTAFSON, SR
195 POCAHONTAS DRIVE
WARWICK, RI 02888

JAMES R WINN
857 JEFFERSON BOULEVARD
WARWICK, RI 02886

MARIE R GRANT
867 JEFFERSON BOULEVARD
WARWICK, RI 02886

KEVIN BETTEZ
49 SUMMITT AVENUE
WEST WARWICK, RI 02893

JAMES C WATERMAN
31 TAMMIE ROAD
HOPEDALE, MA 01747

JOANN M BOUCHER
286 MHILLSDALE ROAD
RICHMOND, RI 02892

PAUL JUBINVILLE
44 COTTAGE STREET
WARWICK, RI 02886

JOSEPH S PISCOPIO
220 SHAWOMET AVENUE
WARWICK, RI 02889

ERIC D FUSCO
50 COTTAGE STREET
WARWICK, RI 02886

RAYMOND J HART
61 BLACKBURN STREET
WARWICK, RI 02886

PARALLEL PROPERTIES LLC
PO BOX 162
GREENVILLE, RI 02828

ROBERT C CAVERLY
138 DEBBIE COURT
WARWICK, RI 02888

PARALLEL PROPERTIES LLC
120 SPENCER AVENUE
EAST GREENWICH, RI 02818

STEVEN A ANDREOZZI
73 BLACKBURN STREET
WARWICK, RI 02886

ARMAND T LUSI
120 SPENCER AVENUE
EAST GREENWICH, RI 02818

ARMAND T LUSI
120 SPENCER AVENUE
EAST GREENWICH, RI 02818

STEVEN MCDONALD
76 COTTAGE STREET
WARWICK, RI 02886

PARALLEL PROPERTIES LLC
120 SPENCER AVENUE
EAST GREENWICH, RI 02818

PARALLEL PROPERTIES LLC
120 SPENCER AVENUE
EAST GREENWICH, RI 02818

WILLIAM J REOPELL
49 TAMPA AVENUE
WARWICK, RI 02889

GAETANO UGLIALORO
175 KILVERT STREET
WARWICK, RI 02886

BARRY P PREZIOSO
54 BLACKBURN STREET
WARWICK, RI 02888

RIFFKIN MARIA R TRUSTEE
631 JEFFERSON BOULEVARD
WARWICK, RI 02886

KIMBERLY A ASHLEY
17 MARION DRIVE
COVENTRY, RI 02816

WARWICK HOUSE OF HOPE CORP
PO BOX 6130
WARWICK, RI 02887

SCOTT H MORIN
66 BLACKBURN STREET
WARWICK, RI 02886

WARWICK HOUSE OF HOPE CORP
PO BOX 6130
WARWICK, RI 02887

JOSEPH S PISCOPIO
220 SHAWOMET AVENUE
WARWICK, RI 02889

SIX HUNDRED FORTY SEVEN JEFFERSON
LLC
647 JEFFERSON BOULEVARD
WARWICK, RI 02886

LYNDON REALTY LLC
114 LYNDON ROAD
CRANSTON, RI 02905

SHERRI PROPERTIES RIGP
1 SHERRI DRIVE
NORTH PROVIDENCE, RI 02911

JOSEPH PISCOPIO
137 KILVERT STREET
WARWICK, RI 02886

RAGNAR W SWANSON
56 THURBER STREET
WARWICK, RI 02886

JAMES F ROTONDO, JR
3 MARVIN STREET
WARWICK, RI 02886

JOYCELIN JUBAINVILLE
146 COTTAGE STREET
WARWICK, RI 02886

ANDREA FERREIRA
11 MARVIN STREET
WARWICK, RI 02886

RICHARD T AMARAL
152 COTTAGE STREET
WARWICK, RI 02886

JUDITH J BREAU LT TRUSTEE
19 MARVIN STREET
WARWICK, RI 02886

MICHELLE M MYRICK
162 COTTAGE STREET
WARWICK, RI 02886

BARBARA A VINCENT
31 MARVIN STREET
WARWICK, RI 02886

LESLIE H INGALLS, JR
23 FOUNTAIN AVENUE
WARWICK, RI 02886

WESLEY F HASKINS, III
37 MARVIN STREET
WARWICK, RI 02886

JANINE S BECKER
82 BLUFF AVENUE
WARWICK, RI 02889

RONALD S PODGORSKI
47 DORRANCE STREET
WARWICK, RI 02886

JEFFERSON HOSPITALITY LLC
C/O RYAN LLC
PO BOX 56607
ATLANTA, GA 30343

JEFFERSON HOSPITALITY LLC
C/O RYAN LLC
PO BOX 56607
ATLANTA, GA 30343

JEFFERSON HOSPITALITY LLC
C/O RYAN LLC
PO BOX 56607
ATLANTA, GA 30343

GUSTAFSON BALLARD & JONES LLC
745 JEFFERSON BOULEVARD
WARWICK, RI 02886

ST FRANCIS CHURCH CORP
596 JEFFERSON BOULEVARD
WARWICK, RI 02886

ST FRANCIS CHURCH CORP
596 JEFFERSON BOULEVARD
WARWICK, RI 02886

BOWEN INVESTMENTS INC
237 WAYLAND AVENUE
PROVIDENCE, RI 02906

NATIONAL RAILROAD PASSENGER
TAX & INSURANCE DEPT
400 NORTH CAPITAL ST NW
WASHINGTON, DC 20001

DONALD G MORASH, JR
14 CHEVY COURT
WARWICK, RI 02886

MICHAEL C LAMONT
210 DIAMOND HILL ROAD
WARWICK, RI 02886

ELAINE F ROCCO
139 AIRWAY ROAD
WARWICK, RI 02886

ELAINE F ROCCO
139 AIRWAY ROAD
WARWICK, RI 02886

JOSEPH PERRY
121 AIRWAY ROAD
WARWICK, RI 02886

STATE OF R I & PROV PLANTATIONS
RIDOT/REAL ESTATE
TWO CAPITOL HILL
PROVIDENCE, RI 2903

JOHNSON & WALES UNIVERSITY
C/O JOSEPH GREENE, VP ACC
8 ABBOTT PARK PLACE
PROVIDENCE, RI 02903

JOHNSON & WALES COLLEGE
8 ABBOTT PARK PLACE
PROVIDENCE, RI 02903

JOHNSON & WALES COLLEGE
8 ABBOTT PARK PLACE
PROVIDENCE, RI 02903

JOHNSON & WALES COLLEGE
8 ABBOTT PARK PLACE
PROVIDENCE, RI 02903

JOHNSON & WALES COLLEGE
8 ABBOTT PARK PLACE
PROVIDENCE, RI 02903

CORONADO REALTY INC
P.O. BOX 8788
CRANSTON, RI 02920

STATE OF R I & PROV PLANTATIONS
RIDOT/REAL ESTATE
TWO CAPITOL HILL
PROVIDENCE, RI 02903

NANCY LONGIARU
30 DRAPER AVENUE
WARWICK, RI 02889

NATIONAL RAILROAD PASSENGER
TAX & INSURANCE DEPT
400 NORTH CAPITAL ST NW
WASHINGTON, DC 20001

21 DIVISION STREET LLC
290 ARMISTICE BOULEVARD
PAWTUCKET, RI 02861-2330

UGPLP2-PREFLIGHT PROVIDENCE LLC
C/O INTERPACK HOLDINGS LLC
200 N LASALLE ST #1400
CHICAGO, IL 60601

DEPARTMENTAL REVIEW

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Edmond Armstrong, Chief
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: June 12, 2015
SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments:

No Objection

7/13/15
Date


Authorized Representa

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Stephen McCartney, Chief
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: June 13, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

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Comments:

NO COMMENT FROM POLICE.

6/14/2015
Date

Stephen McCartney
Authorized Representative

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: David Olsen, Tax Collector

FROM: Lidia Cruz-Abreu, Planning Specialist

DATE: June 15, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above. The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments:

*The Tax Assessor Chris Celeste
should also be notified.*

6/15/15
Date

[Signature]
Authorized Representative

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Christopher Celeste, Tax Assessor

FROM: Lidia Cruz-Abreu, Planning Specialist

DATE: June 12, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments:

NO
OBJECTION

7-13-15

Date

Authorized Representa

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Dan O'Rourke, Water Division
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: June 12, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments:

No Comment

7/13/15

Date

Daniel P. O'Rourke

Authorized Representative

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Janine Burke, Sewer Authority
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: July 9, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments:

NO OBJECTIONS

7/9/15

Date



Authorized Representative

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Dave Picozzi, Public Works
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: June 16, 2015
SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142
Tax Assessor's Plat 279 Lot 5
Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments:

The Department of Public Works (DPW) has no purview over Zoning issues; therefore the DPW has "No Comment".

6/16/2015

Date

Authorized Representa

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Chairperson, Historic District Commission
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: June 12, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments: THE DEMOLITION OF THE ELIZABETH
MILL IS A SIGNIFICANT LOSS OF
AN HISTORIC RESOURCE FOR THE CITY.
ANY NEW CONSTRUCTION ON THAT SITE
SHOULD INCORPORATE MATERIALS TO
MITIGATE THIS LOSS.

7/10/15
Date

Patricia G. Nunez
Authorized Representative

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Chairperson, Conservation Commission
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: June 15, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments:

no objection

6-15-15

Date

Scott Avedisian

Authorized Representa

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Chairperson, Cemetery Commission
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: June 15, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick "Intermodal Zone"** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comments:

No objection

10-15-15
Date

Susan Cabeceiras
Authorized Representative

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Chairperson Harbor Management

FROM: Lidia Cruz-Abreu, Planning Specialist

DATE: June 15, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

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Comments:

no objection

6-15-15

Date

Susan Cabeceiras

Authorized Representa

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Chairperson, Land Trust
FROM: Lidia Cruz-Abreu, Planning Specialist
DATE: June 15, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

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Comments:

no objection

6-15-15

Date

Susan Cabeceiras

Authorized Representa

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Alfred DeCorte, Building Official
FROM: Lidia Cruz-Abreu, Planning Specialist *LCA*
DATE: July 15, 2015

SUBJECT: Intermodal Zone Change

Tax Assessor's Plat 278 Lots 93, 95, 97, 98, 100, 120, 142

Tax Assessor's Plat 279 Lot 5

Tax Assessor's Plat 323 Lots 519 527, 528,

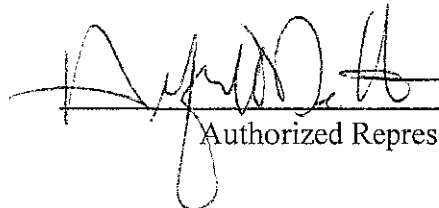
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Comments:

No comments at this time

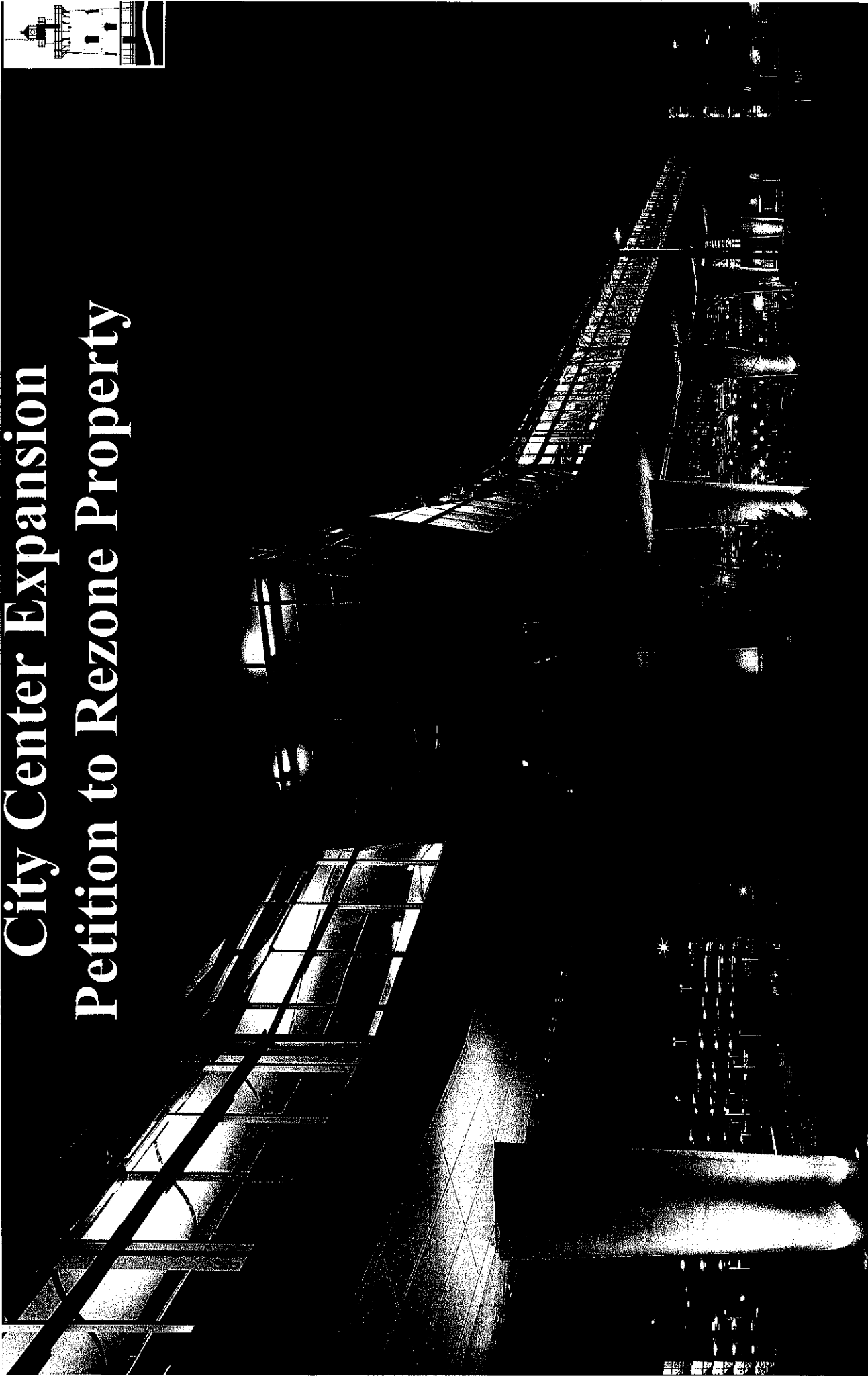
7-15-15

Date


Authorized Representa

Abbreviated Presentation Slides

City Center Expansion Petition to Rezone Property

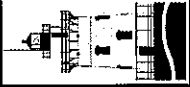


www.citycentrewarwick.com

- **Tax Assessor's Plat 323 Lots 527, 528, 519**

RESEARCH DESIGN

25-200-100-2000

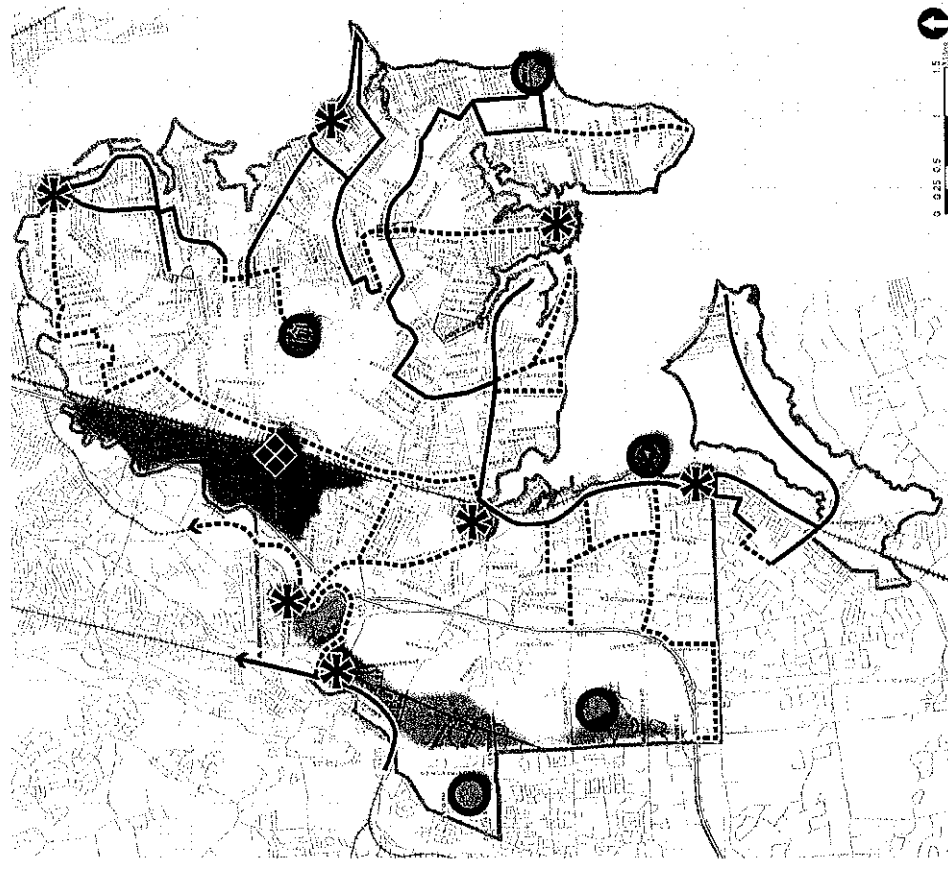


COMPREHENSIVE PLAN /CCW MP CONSISTENCY

- *Implementation of CCW Master Plan a Strategic Priority*
- *Amend CCW Boundaries to accommodate adjacent growth.*
- *Reclaim Elizabeth Mill (site) for mixed-use development*
- *Consider expanding the Intermodal Zone to include the adjacent D'Ambra property . and the Elizabeth Mill property.*
- *Jefferson Blvd Corridor: Area adjacent to Intermodal Zoning District comprised of CCW, the mill housing, the Elizabeth Mill with potential for expansion of the Intermodal District*

CITY OF WARWICK COMPREHENSIVE PLAN 2013-2033 PART VI CHAPTER 12 FUTURE LAND USE ZONING AND URBAN DESIGN

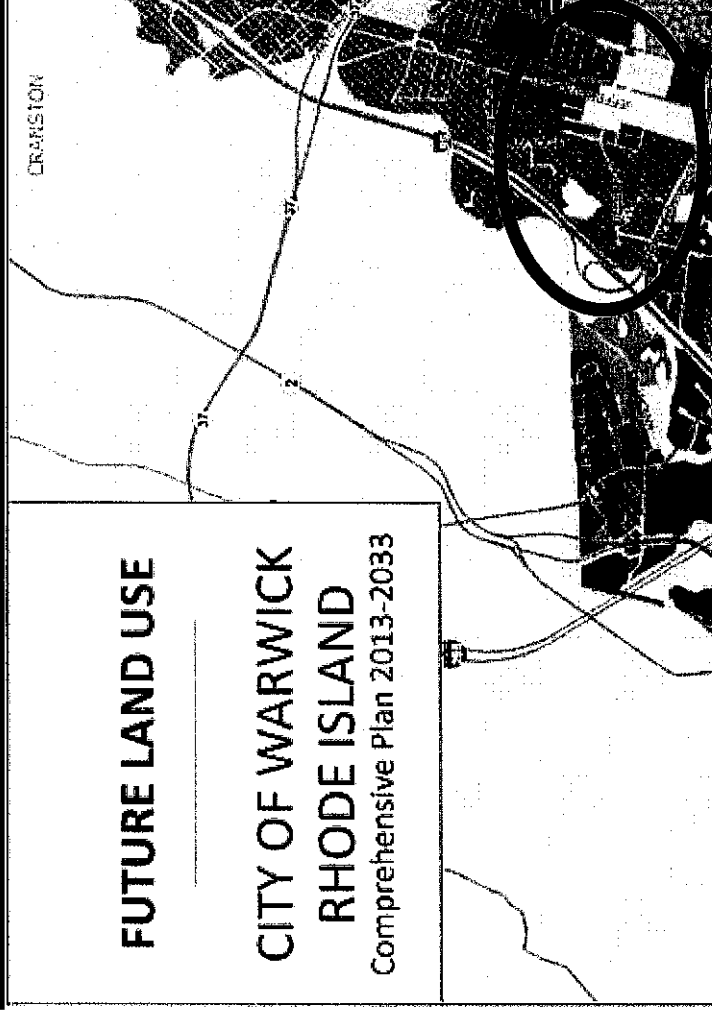
Strategic Priorities



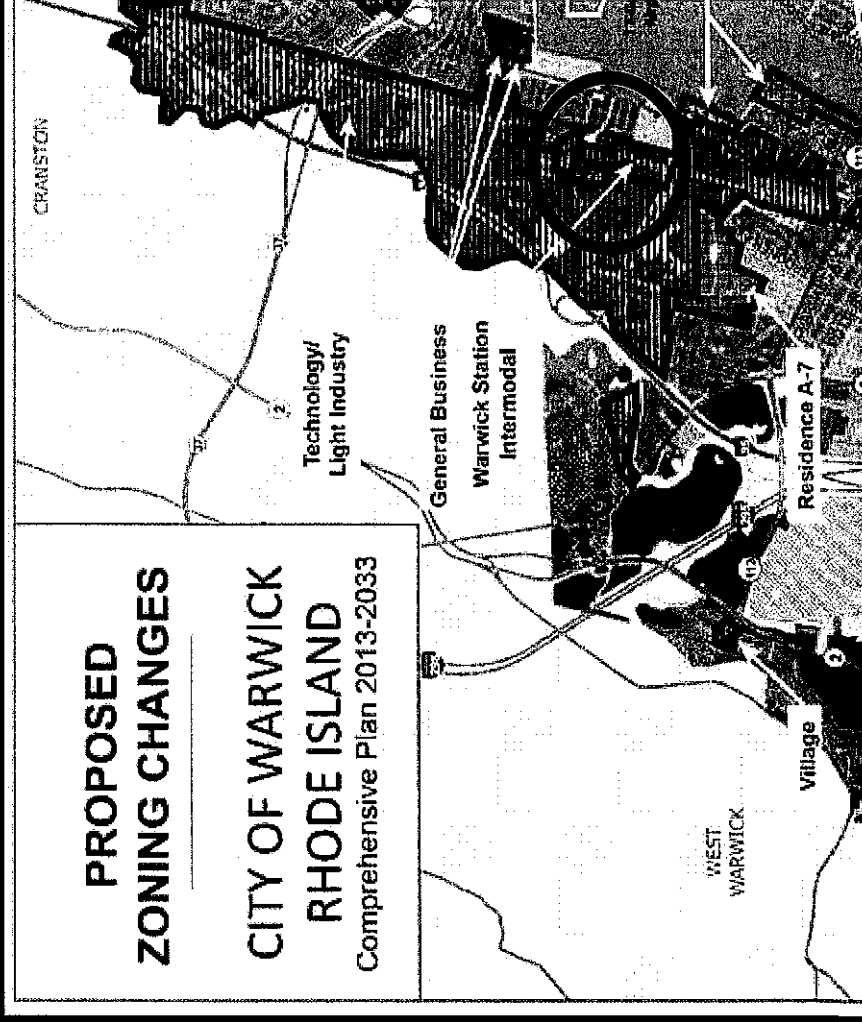
Comprehensive Plan: Future Land Use/Zoning Consistency

Comprehensive Planning Act, as amended 2011

Municipalities must bring zoning into conformance with the comprehensive plan in accordance with an implementation schedule to be formulated by the municipality.



FUTURE LAND USE
CITY OF WARWICK
RHODE ISLAND
Comprehensive Plan 2013-2033



PROPOSED ZONING CHANGES
CITY OF WARWICK
RHODE ISLAND
Comprehensive Plan 2013-2033

Technology/
Light Industry

General Business
Warwick Station
Intermodal

WEST
WARWICK

Village

Residence A-7

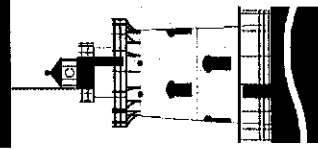


EXHIBIT A

EXISTING ZONING

CITY OF WARWICK

RHODE ISLAND

Proposed Zone Change
City Centre Warwick



Map Legend

Zoning

- Residence A-40
- Residence A-15
- Residence A-10
- Residence A-7

- Office
- General Business
- Waterfront Business
- Village
- Light Industrial

- General Industrial
- Open Space
- Warwick Station Intermodal
- Warwick Station Gateway
- Institution-Education Overlay
- Historic District Overlay

- General Industrial
- Open Space
- Warwick Station Intermodal
- Warwick Station Gateway
- Institution-Education Overlay
- Historic District Overlay

Features

- Highways
- Roads

Boundaries

- Warwick
- RI Municipal
- Other States

RI GIS

CITY CENTRE
Warwick

0 60 120 180 240 300 360 420 480 540 600 660 720 780 840 900 960 1020 1080 1140 1200 1260 1320 1380 1440 1500 1560 1620 1680 1740 1800 1860 1920 1980 2040 2100 2160 2220 2280 2340 2400 2460 2520 2580 2640 2700 2760 2820 2880 2940 3000 3060 3120 3180 3240 3300 3360 3420 3480 3540 3600 3660 3720 3780 3840 3900 3960 4020 4080 4140 4200 4260 4320 4380 4440 4500 4560 4620 4680 4740 4800 4860 4920 4980 5040 5100 5160 5220 5280 5340 5400 5460 5520 5580 5640 5700 5760 5820 5880 5940 6000 6060 6120 6180 6240 6300 6360 6420 6480 6540 6600 6660 6720 6780 6840 6900 6960 7020 7080 7140 7200 7260 7320 7380 7440 7500 7560 7620 7680 7740 7800 7860 7920 7980 8040 8100 8160 8220 8280 8340 8400 8460 8520 8580 8640 8700 8760 8820 8880 8940 9000 9060 9120 9180 9240 9300 9360 9420 9480 9540 9600 9660 9720 9780 9840 9900 9960 10000

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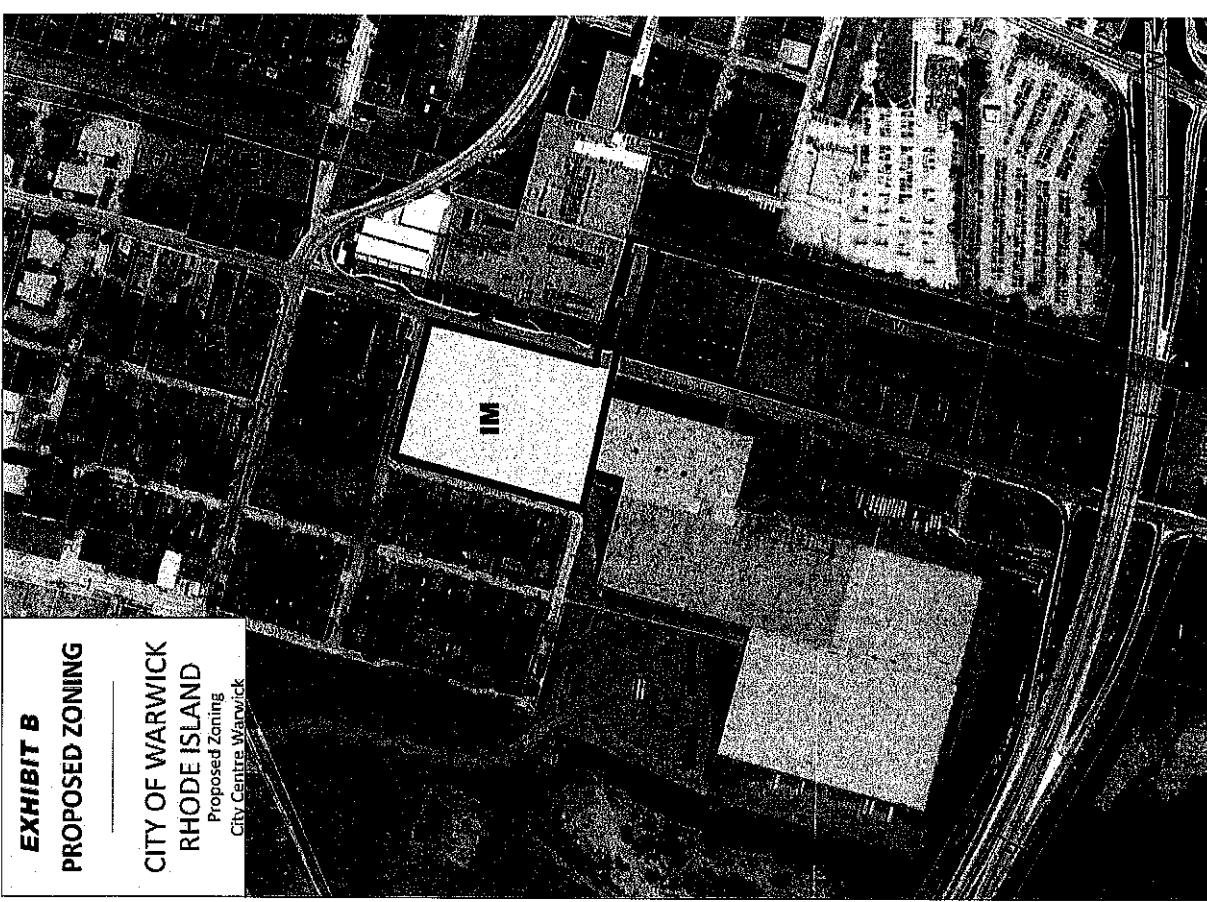
EXHIBIT B

PROPOSED ZONING

CITY OF WARWICK

RHODE ISLAND

Proposed Zoning
City Centre Warwick



Map Legend

Zoning

- Residence A-40
- Residence A-15
- Residence A-10
- Residence A-7

- Office
- General Business
- Waterfront Business
- Village
- Light Industrial

- General Industrial
- Open Space
- Warwick Station Intermodal
- Warwick Station Gateway
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- Historic District Overlay

- General Industrial
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Features

- Highways
- Roads

Boundaries

- Warwick
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RI GIS

CITY CENTRE
Warwick

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Location Inset

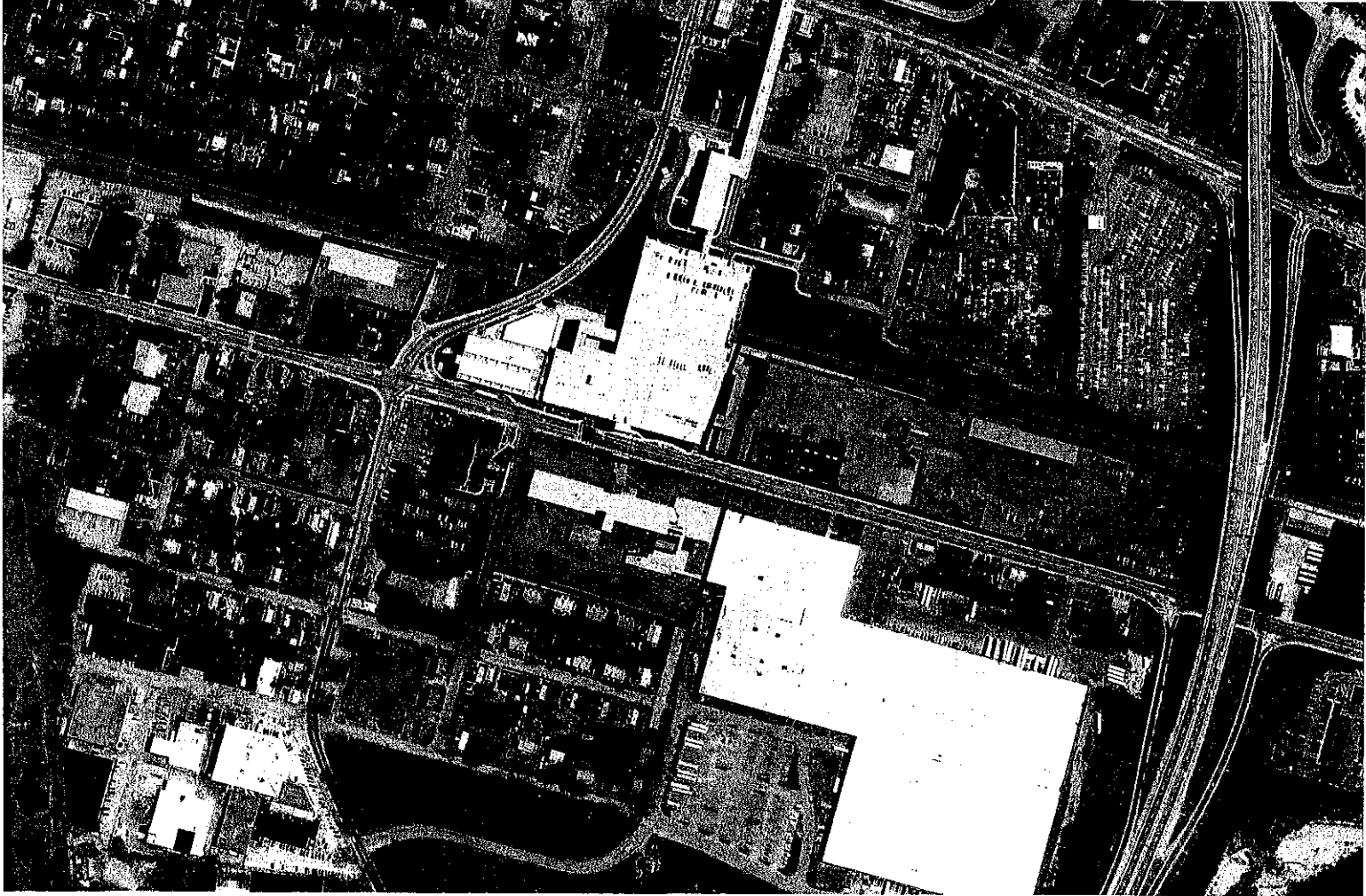
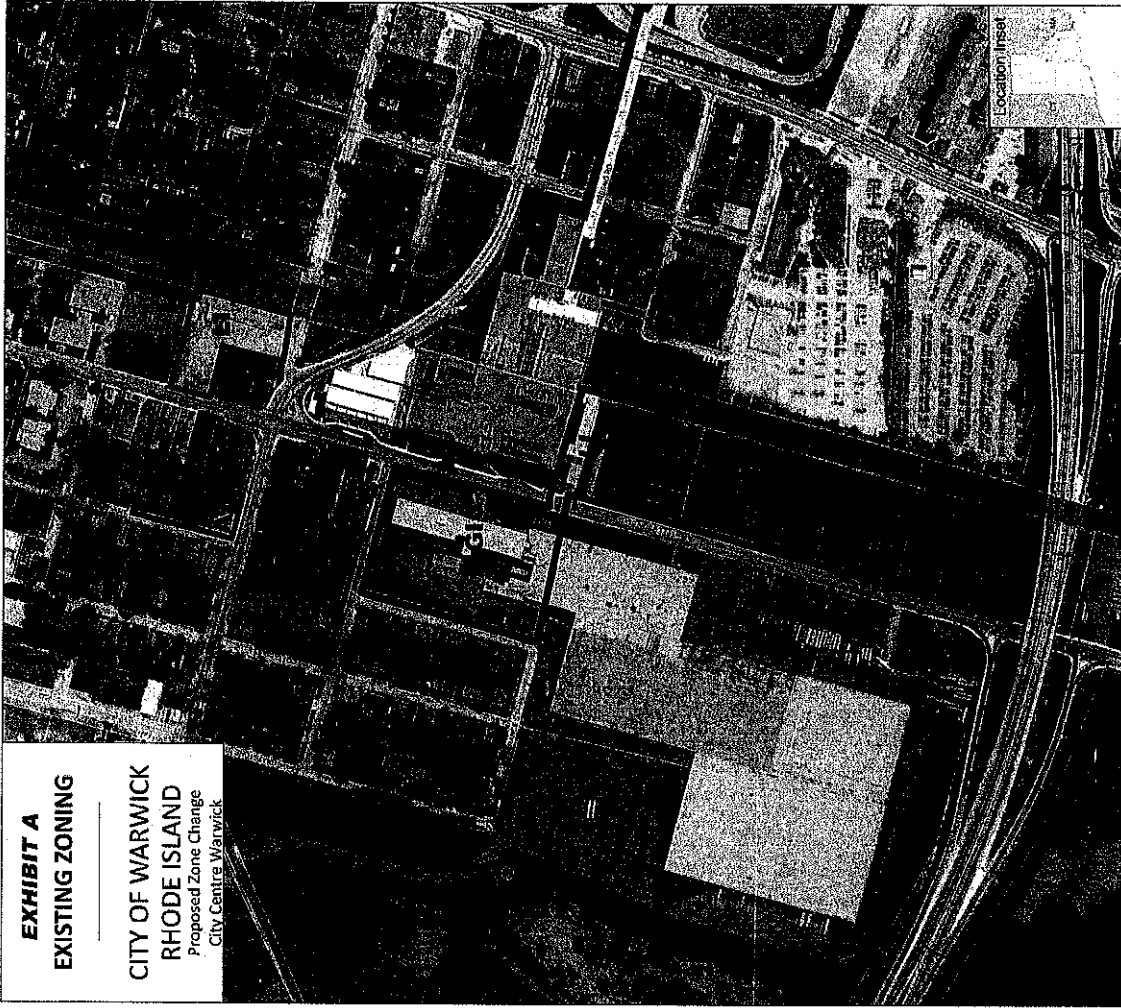


EXHIBIT A
EXISTING ZONING

CITY OF WARWICK
RHODE ISLAND
Proposed Zone Change
City Centre Warwick



Map Legend

Zoning

- Residence A-40
- Residence A-15
- Residence A-10
- Residence A-7

- Office
- General Business
- Waterfront Business
- Village
- Light Industrial

- General Industrial
- Open Space
- Warwick Station Intermodal
- Institution-Education Overlay
- Institution-Hospital Overlay
- Historic District Overlay

- Features**
- Highways
 - Roads
- Boundaries**
- Warwick
 - RI Municipal
 - Other States

RIGIS

CITY CENTRE
Warwick



Location Inset

RECOMMENDATION

The Planning Department recommends a favorable recommendation to the Warwick City Council for the Zone Change as depicted on Exhibit B and further described below (*As below plats appeared in the Tax Assessor's Office on December 31, 2013):

- That Assessor's Plat 278 Lot 142 be changed from General Industrial (GI) to Intermodal (IM);
- That Assessor's Plat 278 Lots 93, 95, 97, 98 & 120 be changed from General Business (GB) to Intermodal(IM).
- That Assessor's Plat 278 Lot 100 be changed from Residential A-7 to Intermodal(IM);
- That Assessor's Plat 279 Lot 5 be changed from Light Industrial (LI) to Intermodal (IM);
- That Assessor's Plat 323 Lot 519 be changed from Light Industrial to Intermodal;

WARWICK STA

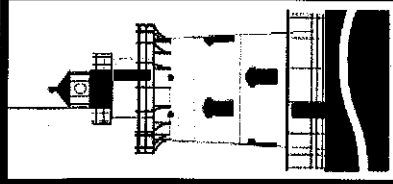
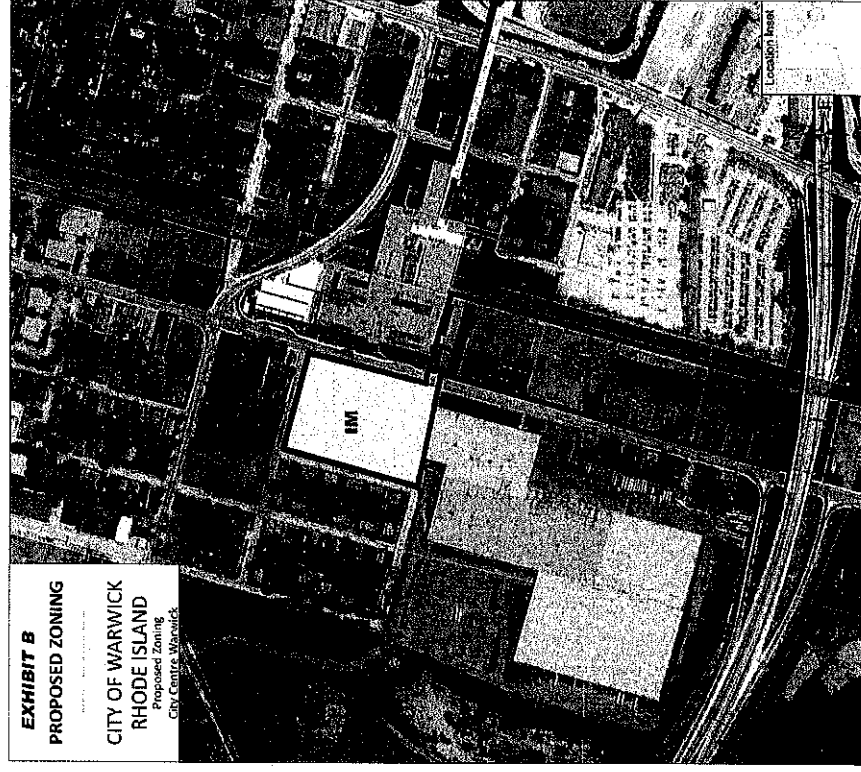


EXHIBIT B
PROPOSED ZONING
CITY OF WARWICK
RHODE ISLAND
Proposed Zoning
City Centre, Warwick



Map Legend

Zoning

- Residence A-40
- Residence A-15
- Residence A-10
- Residence A-7

Office

- General Business
- Waterfront Business
- Village
- Light Industrial

General Industrial

- Open Space
- Warwick Station
- Warwick Education Gateway
- Institution-Hospital Overlay
- Historic District Overlay

Features

- Highways
- Roads
- Boundaries
- Warwick
- RI Municipal
- Other States

RI



Recommendation Continued

That Assessor's Plat 323 Lots 527 & 528 be changed from General Business (GB with previously approved waivers granted by the City Council PCO 11-08, dated 7-16-08) to Intermodal (IM) with the same waivers as applicable:

- Pursuant to Sec. 302, Table 2B, relief is granted for front yard setback from 25 feet to 10 feet; for side yard setback from 15 feet to 5 feet; and rear yard setback from 20 feet to 10 feet.
- Pursuant to Sec. 302, Table 2B relief is granted for maximum height which shall be increased from 40' to 107'.
- Pursuant to Sections 505.1 and 505.6, the landscaping requirement shall be satisfied by the submission of a landscape plan prepared by a Registered Landscape Architect to be approved by the City of Warwick's Landscape Coordinator.
- Relief shall be granted pursuant to Section 701.1 for the location of parking to abutting parcels.
- Relief shall be granted pursuant to Section 701.7 relative to off-street parking for a reduction from the required 2,203 spaces to 1,828 spaces.
- The telecommunications tower currently located on Assessor's Plat 323, Lot 528 shall be relocated to other lots to be merged, without the granting of further relief by the Zoning Board of Review.

